



Sands Lane, South Ferriby, North Lincolnshire

Offers over £165,000





lovelle

## Key Features

- Total Floor Area:- 64 Square Metres
- Semi Detached Bungalow
- Kitchen
- Lounge Diner
- Conservatory
- Three Bedrooms
- Family Bathroom
- Driveway
- Garage
- Rear Enclosed Garden
- EPC rating C





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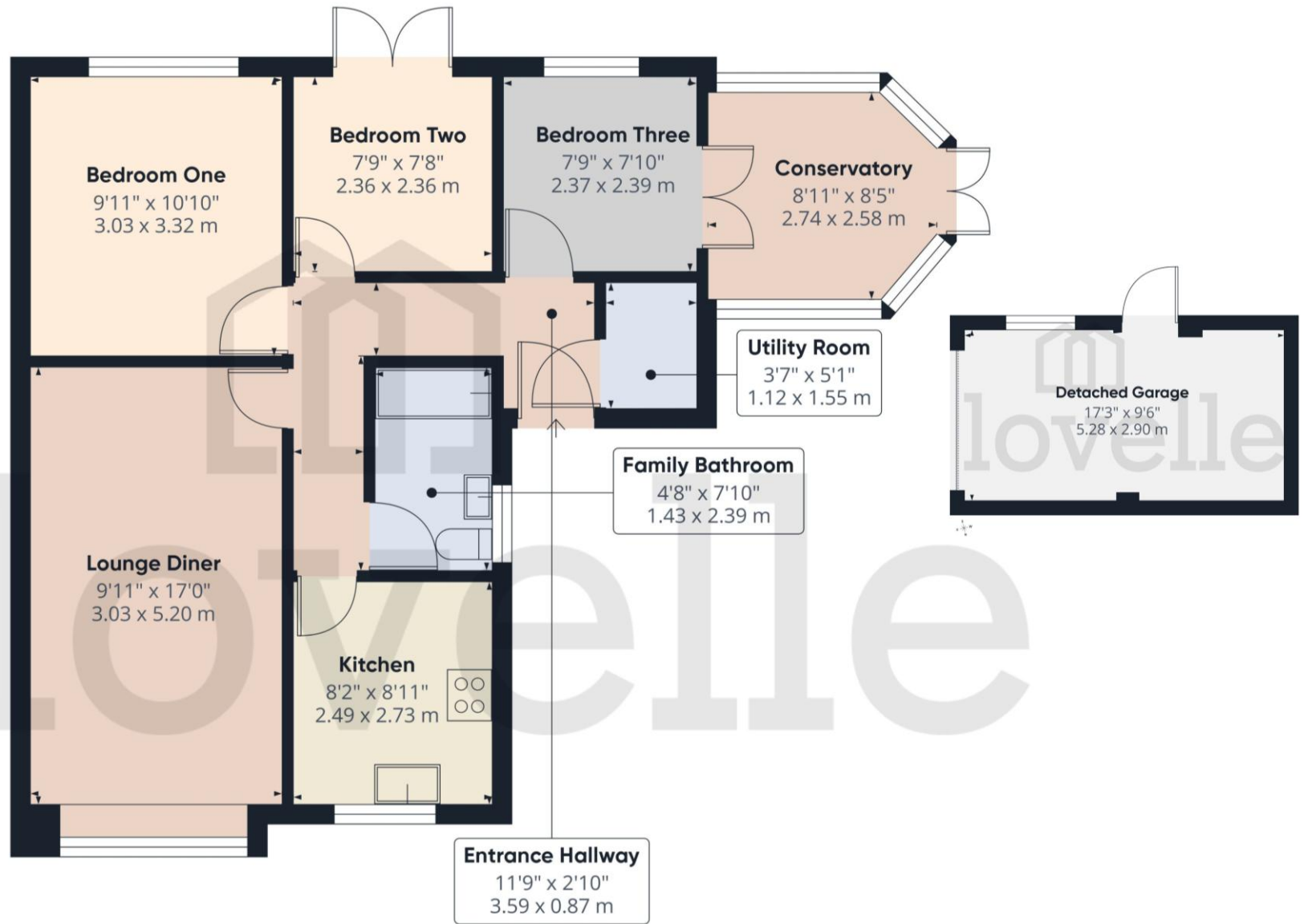
## DESCRIPTION

Tucked away within a pleasant cul-de-sac setting, this three bedroom semi-detached bungalow offers comfortable and practical single storey accommodation, making it an appealing choice for a variety of purchasers. The accommodation comprises an entrance hall providing access to all rooms. The lounge diner provides a welcoming space to relax and unwind. The kitchen is fitted with a range of units and offers space for day to day living, while the three bedrooms provide flexibility to suit individual needs, whether used as bedrooms, a dining room or home office. A bathroom completes the internal accommodation. Externally, the property benefits from a driveway and access to the garage, offering useful additional storage. To the rear, the enclosed garden provides a private outdoor area with space to sit and enjoy the warmer months, entertain family and friends, or indulge in a spot of gardening. Conveniently situated within easy reach of transport links, this bungalow combines the benefits of a quiet residential location with the practicality of everyday convenience.

Early viewing is recommended to appreciate all that this home has to offer.



# FLOORPLAN



Ground Floor Building 1

## Sands Lane, South Ferriby, North Lincolnshire

### TENURE

The Tenure of this property is Freehold.

### COUNCIL TAX

Band B

### VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

### MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

### AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency

### HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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**ENTRANCE**

Entered via a UPVC door into the hallway.

**KITCHEN** 2.73m x 2.49m (9'0" x 8'2")

Range of wall and base units with contrasting work surfaces. Integral oven and four ring gas hob with extractor canopy over. Integral dishwasher and fridge. Stainless steel sink and drainer. Window to the front elevation.

**LOUNGE DINER** 5.2m x 3.03m (17'1" x 9'11")

Bay window to the front elevation.

**UTILITY ROOM** 1.55m x 1.12m (5'1" x 3'8")

Storage space currently used as a utility having plumbing for a washing machine.

**BEDROOM ONE** 3.32m x 3.03m (10'11" x 9'11")

Fitted wardrobes with sliding doors. Window to the rear elevation.

**BEDROOM TWO** 2.36m x 2.36m (7'8" x 7'8")

French doors to the rear garden.

**BEDROOM THREE** 2.39m x 2.37m (7'10" x 7'10")

French doors to the conservatory.

**CONSERVATORY** 2.74m x 2.58m (9'0" x 8'6")

French doors to the rear garden.

**FAMILY BATHROOM** 2.39m x 1.43m (7'10" x 4'8")

Three piece suite incorporating a low flush WC, wash hand basin with vanity unit and bathtub with shower over. Window to the side elevation.

**OUTSIDE THE PROPERTY:**

**FRONT ELEVATION**

A driveway leads to the garage and front door.

**GARAGE** 5.28m x 2.9m (17'4" x 9'6")

Up and over door. Power and lighting.

**REAR ELEVATION**

Predominantly laid to lawn surrounded by mature trees and shrubbery.

**LOCATION**

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull, and the motorway network. Within the village is a Post Office/shop, Primary school, Parish Church, two Public Houses, Public Bus services and access to riverside walks along the Humber, the pebbly beach, and the Ancholme. There is also a local community sports complex with tennis and a football pitch.

**BROADBAND TYPE**

Standard - 2 Mbps (download speed), 0.4 Mbps (upload speed),  
Superfast - 78 Mbps (download speed), 20 Mbps (upload speed),  
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

**MOBILE COVERAGE**

Outdoors - Great,  
Indoors - Good,  
Available - EE, Three, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

